

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0160-00

Planning Report Date: June 27, 2022

**PROPOSAL:**

- **Development Variance Permit**

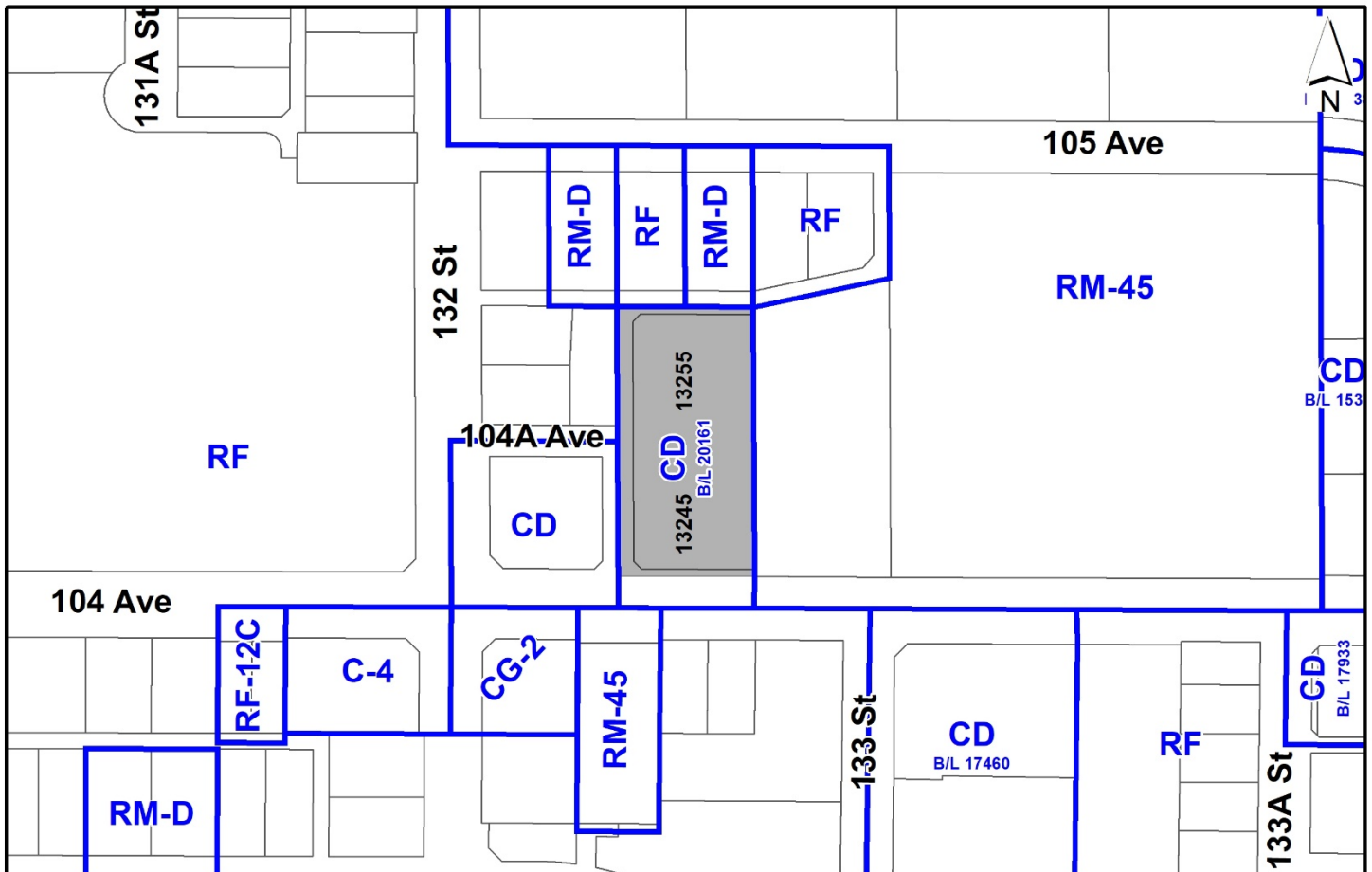
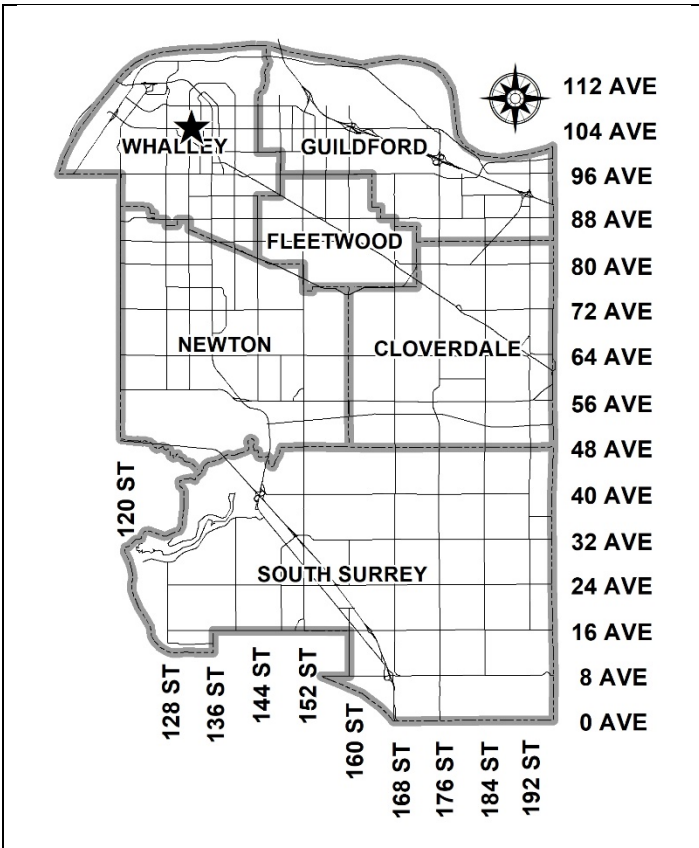
to increase the maximum lot coverage for a 13-storey rental apartment building and a 16-storey market apartment building in an approved two-phase development in City Centre.

**LOCATION:** 13245 - 104 Avenue  
 (13255 - 104 Avenue)

**ZONING:** CD

**OCP DESIGNATION:** Central Business District

**CCP DESIGNATION:** Mid to High Rise 3.5 FAR



## RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to increase the lot coverage requirement of Comprehensive Development (CD) Bylaw No. 20161.

## RATIONALE OF RECOMMENDATION

- The proposed variance is necessary to correct an oversight related to lot coverage in Comprehensive Development (CD) Bylaw No. 20161, which regulates development of the subject site.
- The subject property was rezoned to Comprehensive Development (CD) Bylaw No. 20161 under Development Application No. 7918-0443-00. The rezoning was to accommodate a 13-storey building (115 rental units) on the north half of the subject property as part of Phase 1 of the proposed development, and a 16-storey market apartment building (157 market units) on the south half of the site in the future as part of Phase 2.
- The Zoning Bylaw No. 12000 definition of lot coverage advises that lot coverage is to be calculated based on the net site area, and not include land required for the purpose of road dedication. The maximum allowable lot coverage included in CD Bylaw No. 20161 was calculated utilizing the gross site area for the development rather than the net site area. As part of Development Application No. 7918-0443-00, approximately 922 square metres of land was dedicated to the city for road widening.
- The applicant is proposing the subject variance to increase the permitted lot coverage to reflect the coverage of building and structures based on the net site area to correct the oversight.
- The proposed variance is supportable and will allow the application to proceed to Building Permit issuance for Phase 1 of the development proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0160-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage of Comprehensive Development (CD) (Bylaw No. 20161) from 40% to 48%.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	City Centre Plan Designation	Existing Zone
Subject Site	Existing 4-storey rental building, and approval for a 13-storey rental apartment building and a 16-storey market apartment building (Development Application No. 7918-0443-00).	Mid to High Rise 3.5 FAR	CD (Bylaw No. 20161)
North (Across lane):	Vacant lots, under Development Application No. 7920-0290-00 for two 6-storey apartment buildings (Conditional Approval).	Residential Low to Mid Rise up to 2.5 FAR	RF, RM-D
East:	Existing 4-storey apartment building, under Development Application No. 7918-0393-00 for a 21-storey rental building and a 26-storey market residential building (Conditional Approval).	Residential Low to Mid Rise up to 2.5 FAR	RM-45
South (Across 104 Avenue):	4-storey apartment building and a proposed high-rise residential tower under Development Application No. 7920-0024-00 (Pre-Council).	Residential Low to Mid Rise up to 2.5 FAR	RF, RM-45
West:	Single family lots, and vacant lot approved for a 6-storey apartment building (Development Application 7920-0207-00).	Residential Low to Mid Rise up to 2.5 FAR	RF, CD (Bylaw No. 20230)

### Context & Background

- The 5,441 square metre subject site is located on the north side of 104 Avenue, east of 132 Street in the West Village neighbourhood of City Centre.



- The proposed variance will allow the application to proceed to Building Permit issuance for Phase 1 of the development proposal.
- Staff support the requested variances to proceed for consideration.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0160-00  
Appendix II. Comprehensive Development Zone, Bylaw No. 20161

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0160-00

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 031-512-879  
Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan EPP109079  
13245 104 Avenue

(the "Land")

3. Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20161 is varied as follows:
  - (a) In Section E. Lot Coverage, the maximum lot coverage is increased from 40% to 48%.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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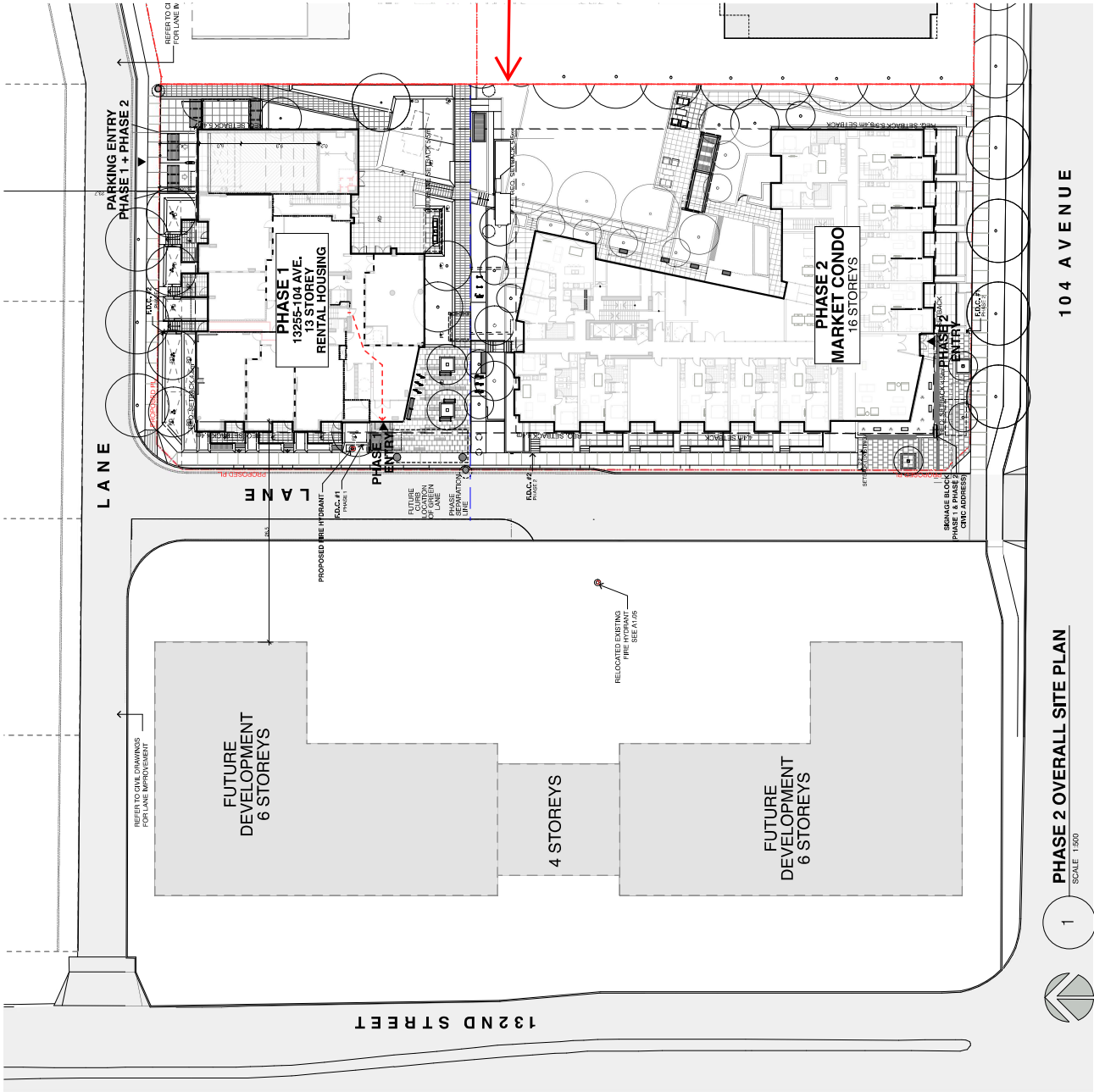
City Clerk – Jennifer Ficocelli

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	2024.05.24
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100	ISSUED FOR PERMITTING	2024.05.24



Schedule A

Development Variance Permit No. 7922-0160-00:  
 In Section E. Lot Coverage of CD Bylaw No. 20161 the maximum lot coverage is increased from 40% to 48%.



1 PHASE 2 OVERALL SITE PLAN  
 SCALE: 1:200



CITY OF SURREY

BYLAW NO. 20161

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
 .....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
  
2. The Zoning Bylaw is hereby further amended pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of the Zoning Bylaw, as follows:

FROM: MULTIPLE RESIDENTIAL 45 ZONE (RM-45)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier	Legal Description	Address
002-295-229	Strata Lot 1 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	105, 13245 – 104 Avenue
002-295-245	Strata Lot 2 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	104, 13245 – 104 Avenue
002-295-253	Strata Lot 3 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	103, 13245 – 104 Avenue
002-295-270	Strata Lot 4 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	102, 13245 – 104 Avenue
002-295-288	Strata Lot 5 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	101, 13245 – 104 Avenue
002-295-300	Strata Lot 6 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	113, 13245 – 104 Avenue

002-295-318	Strata Lot 7 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	112, 13245 – 104 Avenue
002-295-334	Strata Lot 8 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	111,13245 – 104 Avenue
002-295-342	Strata Lot 9 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	109, 13245 – 104 Avenue
002-295-369	Strata Lot 10 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	110, 13245 – 104 Avenue
002-295-377	Strata Lot 11 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	108, 13245 – 104 Avenue
002-295-385	Strata Lot 12 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	107, 13245 – 104 Avenue
002-295-393	Strata Lot 13 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	106, 13245 – 104 Avenue
002-295-407	Strata Lot 14 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	205, 13245 – 104 Avenue
002-295-415	Strata Lot 15 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	204, 13245 – 104 Avenue
002-295-423	Strata Lot 16 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	203, 13245 – 104 Avenue
002-295-431	Strata Lot 17 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	202, 13245 – 104 Avenue
002-295-440	Strata Lot 18 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	201, 13245 – 104 Avenue
002-295-458	Strata Lot 19 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	214, 13245 – 104 Avenue

002-295-466	Strata Lot 20 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	213, 13245 – 104 Avenue
002-295-474	Strata Lot 21 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	212, 13245 – 104 Avenue
002-295-482	Strata Lot 22 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	211, 13245 – 104 Avenue
002-295-491	Strata Lot 23 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	210, 13245 – 104 Avenue
002-295-512	Strata Lot 24 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	209, 13245 – 104 Avenue
002-295-521	Strata Lot 25 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	208, 13245 – 104 Avenue
002-295-547	Strata Lot 26 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	207, 13245 – 104 Avenue
002-295-563	Strata Lot 27 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	206, 13245 – 104 Avenue
002-295-571	Strata Lot 28 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	305, 13245 – 104 Avenue
002-295-598	Strata Lot 29 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	304, 13245 – 104 Avenue
002-295-601	Strata Lot 30 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	303, 13245 – 104 Avenue
002-295-610	Strata Lot 31 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	302, 13245 – 104 Avenue
002-295-628	Strata Lot 32 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	301, 13245 – 104 Avenue

002-295-636	Strata Lot 33 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	314, 13245 – 104 Avenue
002-295-652	Strata Lot 34 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	313, 13245 – 104 Avenue
002-295-661	Strata Lot 35 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	312, 13245 – 104 Avenue
002-295-679	Strata Lot 36 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	311, 13245 – 104 Avenue
002-295-687	Strata Lot 37 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	310, 13245 – 104 Avenue
002-295-695	Strata Lot 38 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	309, 13245 – 104 Avenue
002-295-709	Strata Lot 39 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	308, 13245 – 104 Avenue
002-295-717	Strata Lot 40 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	307, 13245 – 104 Avenue
002-295-725	Strata Lot 41 Section 22 Block 5 North Range 2 NWD Strata Plan NW2111 Together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1	306, 13245 – 104 Avenue

Common Property Strata Plan NWS2111

(hereinafter referred to as the "Lands")

3. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of high *density*, high-rise *multiple unit residential buildings*, *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses: *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres (3,230 square feet), whichever is smaller, with a maximum of one *dwelling unit* on the *Lands*.
2. The maximum *density* may be increased to a *floor area ratio* of 4.6, if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of the Zoning Bylaw.
3. In addition to Sections D.1 and D.2 above, if a *lot* falls within a Centre Specific Capital Project Contribution, as identified in Schedule G, Section C of the Zoning Bylaw, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of the Zoning Bylaw may apply.
4. The indoor *amenity space* required in Section J.1(b) of this Zone is excluded from *floor area ratio* calculation.

**E. Lot Coverage**

The *lot coverage* shall not exceed 40%.

**F. Yards and Setbacks**

1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (South)	<i>Rear Yard</i> (North)	<i>Side Yard</i> (West)	<i>Side Yard</i> (East)
<i>Principal Buildings</i>		4.4 m.	4.5 m.	4.4 m.	5.4 m.
<i>Accessory Buildings and Structures</i>		[14 ft.]	[15 ft.]	[14 ft.]	[18 ft.]

Measurements to be determined as per Part 1 Definitions of the Zoning Bylaw.

2. Notwithstanding Sub-section A.3(d) of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, *underground parking* may be located up to 0.0 metre [0 ft.] from any *lot line*.
3. Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning By-law, decks, canopies, and roof overhangs may encroach into the required *setbacks*.
4. Notwithstanding Sub-section E.17(b) of Part 4 General Provisions of the Zoning By-law, stairs with more than three risers may encroach into the required *setbacks*.

#### G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of the Zoning By-law.

1. The *building height* of the *principal building* shall not exceed 42 metres [138 ft.] on Block A.
2. The *building height* of the *principal building* shall not exceed 52 metres [170 ft.] on Block B.

#### H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law, the minimum number of resident and visitor *parking spaces* shall be in accordance with the following rates:

<b>Block A</b>	
<b>Use</b>	<b>Required Parking Spaces</b>
Residential <i>Dwelling Unit</i>	0.7 <i>parking spaces per dwelling unit</i>
Residential Visitors	0.1 <i>parking spaces per dwelling unit</i>
<i>Bicycle Spaces</i>	1.45 <i>bicycle spaces in a secure bicycle parking area per dwelling unit, plus 6 visitor bicycle spaces per multiple unit residential building.</i>

<b>Block B</b>	
<b>Use</b>	<b>Required Parking Spaces</b>
Residential <i>Dwelling Unit</i>	0.71 parking spaces per dwelling unit
Residential Visitors	0.1 parking spaces per dwelling unit
<i>Bicycle Spaces</i>	1.45 bicycle spaces in a secure bicycle parking area per dwelling unit, plus 6 visitor bicycle spaces per multiple unit residential building.

3. All required *parking spaces* shall be provided as *underground parking*.
4. *Tandem parking* is not permitted.

### I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
3. Garbage containers and *passive recycling containers* shall be located within the *underground parking* or within a *building*.

### J. Special Regulations

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, of the Zoning By-law, shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit*;
    - ii. 1.0 sq. m per *lock-off suite*;
    - iii. 4.0 m per *micro unit*; and
  - (b) Indoor *amenity space* in the amount of:
    - i. 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*);
    - ii. 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*;
    - iii. 1.0 sq. m per *lock-off suite*; and
    - iv. 4.0 sq. m per *micro unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater. A maximum of 5% of the

*balconies* of all *dwelling units* in Block B may be reduced to a minimum size of 3.7 square metres [40 sq. ft.].

#### K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1 acre]	40 metres [131 ft.]	75 metres [246 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Zoning Bylaw.

#### L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in the Zoning By-law, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning By-law.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning By-law and in accordance with the servicing requirements for the RM-135 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of the Zoning By-law.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning By-law.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of the Zoning By-law.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2020, No. 20019, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-135 Zone in the City Centre.



9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
  10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20161".

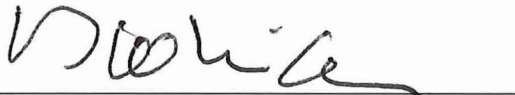
PASSED FIRST READING on the 14th day of September, 2020.

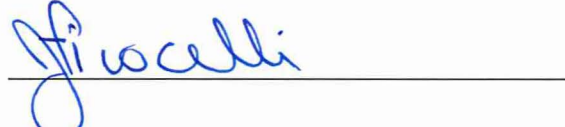
SECOND READING on the 14th day of September, 2020.

PUBLIC HEARING HELD thereon on the 5th day of October, 2020.

THIRD READING, AS AMENDED on the 20th day of December, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 20th day of December, 2021.

  
\_\_\_\_\_ MAYOR

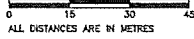
  
\_\_\_\_\_ CLERK



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 20161 OF STRATA PLAN NW2111 SECTION 22 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

CITY OF SURREY BCGS 92G.016

Scale 1 : 750



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 250 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:750

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO. 1, SURREY, B.C. NADES (CSRS) 4.0.0.BC.1.M/RD.

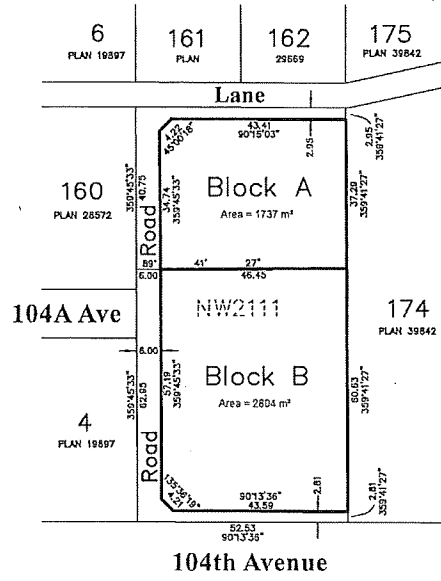
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

**BOOK OF REFERENCE**

DESCRIPTION	AREA
BLOCK A	1737 m <sup>2</sup>
BLOCK B	2804 m <sup>2</sup>
TOTAL ALL BLOCKS	4541 m <sup>2</sup>



H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.  
 200, 9128 - 152nd STREET  
 SURREY, B.C.  
 V3R 4E7  
 (p) 604-583-1616  
 Fax: 174857\_BLOCK2.DWG



CERTIFIED CORRECT TO SURVEY DATED THIS 2nd DAY OF SEPTEMBER, 2020

Eugene Wong  
 FCCWT8

EUGENE WONG BCLS #718  
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED